

132.0

0002

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

2,050,000 / 2,050,000

USE VALUE:

2,050,000 / 2,050,000

ASSESSED:

2,050,000 / 2,050,000


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
70		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: WILLEMIN ROBERT D	
Owner 2: YODER JEAN C	
Owner 3:	

Street 1: 70 CHURCHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BUCHANAN JACL E & MARILYN J -

Owner 2: -

Street 1: 70 CHURCHILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476-6316

NARRATIVE DESCRIPTION

This parcel contains .452 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2000, having primarily Clapboard Exterior and 5662 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19700		Sq. Ft.	Site		0	90.	0.51	10									909,904						909,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	19700.000	1,140,100		909,900	2,050,000			84820
Total Card	0.452	1,140,100		909,900	2,050,000	Entered Lot Size		GIS Ref
Total Parcel	0.452	1,140,100		909,900	2,050,000	Total Land:		GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	362.05	/Parcel: 362.05	Land Unit Type:		Insp Date

PREVIOUS ASSESSMENT								Parcel ID	132.0-0002-0001.A	!10293!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	1,140,100	0	19,700.	909,900	2,050,000		Year end	12/23/2021	
2021	101	FV	1,105,900	0	19,700.	909,900	2,015,800		Year End Roll	12/10/2020	
2020	101	FV	1,105,900	0	19,700.	909,900	2,015,800	2,015,800	Year End Roll	12/18/2019	
2019	101	FV	861,600	0	19,700.	960,500	1,822,100	1,822,100	Year End Roll	1/3/2019	
2018	101	FV	914,600	0	19,700.	707,700	1,622,300	1,622,300	Year End Roll	12/20/2017	
2017	101	FV	914,600	0	19,700.	677,400	1,592,000	1,592,000	Year End Roll	1/3/2017	
2016	101	FV	914,600	0	19,700.	626,800	1,541,400	1,541,400	Year End	1/4/2016	
2015	101	FV	893,300	0	19,700.	525,700	1,419,000	1,419,000	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes								
BUCHANAN JACL E								30973-102	12/17/1999	Change>Sale				495,000	No	No		
								14861-47	1/1/1983					175,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/5/2000 101 Addition 150,000												ADD 2ND ST, REMODE					

